

8/3/09 - Monday, August 3, 2009

CITY OF EAU CLAIRE PLAN COMMISSION MINUTES

Meeting of August 3, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Kayser, Hibbard, Duax, Kaiser, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-0915) " Non-accessory Parking Lot

Mr. Tufte reported that the neighborhood was unable to schedule a meeting with the developer to discuss the proposed parking lot. Both parties have requested this item be tabled.

Mr. Duax moved to postpone consideration to a time at the discretion of the Director of Community Development after the two parties have met for discussion. Mr. FitzGerald seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0919) " Home Occupation, 411 Putnam Street

Tricia Mattson has submitted a request to allow a home occupation consisting of massage therapy at her residence at 411 Putnam Street. The occupation will be conducted in the living room and she will attend up to 6 customers/day by appointment only. Hours of operation are from 9 a.m. to 6 p.m. Customers will park in the driveway. There will be no signs, nor UPS deliveries.

Tricia Mattson appeared in support. No one appeared in opposition. She stated that she will need a license from the City/County Health Department to operate the massage business. She holds a certificate from the State of Minnesota for this type of therapy.

Mr. FitzGerald moved to approve the request. Mr. Kayser seconded and the motion carried.

3. ANNEXATION (2009-1A) " South of I-94, Along Hwy. 53, Town of Washington

Mr. Hibbard left the meeting.

Darold Mayer has submitted a petition for annexation of 65.4 acres from the Town of Washington. The petitioned area includes right-of-way for Hwy. 53 and the WIS/DOT Highway patrol office and vacant land owned by Mr. Mayer. There are no residents. The land is within the sewer service area of the City and is within Medium Term A of the utility stage areas of the plan. The petition is consistent with the Comprehensive Plan.

Mr. Jim Rooney, representing the owner, spoke in support. He stated that he has met with neighbors and town officials. He would like to begin work on the development of the property soon after annexation.

Tom Beekman, WIS/DOT, stated that the land owned by the state is within the petitioned area but they do not take a position on annexation. He has met with the developers on the proposed development of the property and noted that discussions were positive and productive.

Mr. Duax commented that a letter from the Town attorney has been sent to the City Council members requesting that the item be tabled because of ongoing discussions with the surrounding town's representative concerning the City's Comprehensive Plan. He felt that a short-term postponement would be appropriate given the discussions and show good will. Mr. Duax moved to postpone consideration until August 31, 2009. Mr. Buchanan seconded and stated that this annexation is good for the City.

Mr. Larson felt that these discussions would not be productive in a short period and would vote against postponement.

Mr. Kaiser called the vote and the motion carried. Mr. Larson voted no. Mr. FitzGerald abstained.

Mr. Hibbard rejoined the meeting.

4. SITE PLAN (SP-0914) " Addition to 4-plex, 306 Fifth Avenue

Gunner Hagen has submitted a site plan for an addition to a 4-plex at 306 Fifth Avenue. He is proposing to remove a dilapidated structure to the north and combine the lots and then add bedrooms to the existing structure at 306 Fifth Avenue. The extra area will also allow additional parking spaces to make the use conforming with ten parking spaces. Mr. Tufte noted that the Westside Plan recommends that higher density structures be located in the R-M districts. These lots are zoned R-M Mixed Residential.

Mr. Hagen, owner, appeared in support. He commented that he purchased the vacant structure to the north and will remove it. There will be no increase in the number of units, only in the number of bedrooms. He will plant new trees and pave the drives and parking.

No one appeared in opposition.

Mr. Hibbard stated that the density seems too high and it is not realistic to reduce parking because of the bus lines. Mr. Larson countered that the recently adopted chapter on Sustainability recommends increasing densities within the City.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, adding a sixth condition to provide a variety of tree types on the lot. Mr. Buchanan seconded and the motion carried. Messrs. Hibbard and Kayser voted no.

5. SITE PLAN (SP-0915) " Addition to Maletto Packaging, Inc.

Maletto Packaging, at 2715 Hogarth Street, has submitted a site plan for an addition to the west of their facility. The site plan shows a 125TM x 120TM metal building addition, which matches the existing facility. A new drive entrance will be paved to the west. There will be no increase in the parking lot areas.

Jamy Bowe, River Valley Architects, appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, adding a fifth condition to provide a variety of tree types to the landscaping. Mr. Kayser seconded and the motion carried.

6. DISCUSSION/AMENDMENT TO POSTER PANEL CODE

Mr. Tufte presented a draft of a proposed amendment to Chapter 16.18 for poster panels to address poster panels located on City-owned property. Existing panels expire on the date of contract expiration on P-Public property. In other zoned districts, poster panels will be reviewed as the same as commercial panels for that district. The code update also includes updates on terminology to reflect state code language. The consensus was to proceed with the public hearings for adoption.

7. DISCUSSION/OUTDOOR LIGHTING ORDINANCE

The new Sustainability Chapter recommends an update and adoption of an Outdoor Lighting Ordinance. A draft was presented, along with a brochure for the public. The commission made changes to language within the ordinance for clarification. They also made recommendation for the pamphlet. The consensus was to proceed with public hearing for adoption.

8. DISCUSSION/SEYMOUR ROAD LAND USE ANALYSIS

Mr. Tufte noted that in October 2005, the Commission, after discussion, decided not to initiate a rezoning of this area. He presented a map showing several nonconforming uses, mostly single-family homes located in C-2 commercial property along Seymour Road. The Plan Commission requested more information on lot sizes to consider proposing either R-1 or R-2 for the existing residential uses. Following this the commission may schedule an informational meeting with staff for the residents of the area.

9. DISCUSSION/ADMINISTRATIVE CHANGES TO APPROVALS

This item was to present for discussion on staff approved changes to site plans after they were approved by the Plan Commission. Mr. Tufte presented examples of changes that were administratively approved on different site plans. They range from moving a ground sign and light pole changes to location of warehousing for larger projects. Mr. Tufte stated that he is comfortable presenting the larger changes to the commission. The smaller changes are insignificant enough to be more time wasting than informative. He also commented on proposed changes to ordinance, which would tighten up site approval requirements and give more flexibility to general plans for development. These items will be brought to the commission in the future for consideration. Presentations on administrative changes will be at staff discretion.

10. DISCUSSION/PLAN COMMISSION MEMBERSHIP

Mr. Tufte explained that the membership of the Plan Commission is approved by the City Council under a charter ordinance. Currently two members are from the City Council. It was the consensus of the commission to keep the same membership.

11. MINUTES

The minutes of the meeting of July 20, 2009, were approved.

Joseph Seymour
Secretary